

From: Jenny Cromarty <[REDACTED]>

Sent: Thursday, June 1, 2023 3:23 PM

To: SouthInfo <SouthInfo@islandstrust.bc.ca>; SouthPenderIslandLocalTrustCommittee@islandstrust.bc.ca

Cc: Tobi Elliott <telliott@islandstrust.bc.ca>; Kristina Evans <kevans@islandstrust.bc.ca>; Dag Falck

<dfalck@islandstrust.bc.ca>; Deb Morrison <dmorrison@islandstrust.bc.ca>; Aaron Campbell

<acampbell@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>

Subject: Bylaw 122

[REDACTED]
South Pender Island B.C., [REDACTED]
[REDACTED]

Dear Trustees,

We are writing to affirm our support for Bylaw 122. This bylaw supports the objectives of the Island Trust Act to “preserve and protect” and it is consistent with our South Pender OCP.

As long time, property owners and full-time residents of South Pender, we have seen a significant increase in lots developing throughout both North and South Pender, particularly in recent years. Unfortunately, the houses being built are not going to help provide affordable rental housing for those with fixed or low incomes. We are losing tradespeople at an alarming rate, with retirements peaking and younger, qualified individuals unable to afford to live and work here. The increase in short term vacation rentals is growing unabated despite the evidence that such tourism brings little benefit to retailers on the island. We understand that the provision of affordable housing is not part of the Gulf Islands Trust (GIT) mandate. But we can act responsibly within the parameters of the GIT to “preserve and protect”. Every clear-thinking resident acknowledges that, for example, our use of water must be carefully managed both privately and publicly and as there are those simply unwilling or unable to do that, regulations must be put in place.

There is clear evidence of degradation of the foreshore around our islands as this has been left to individuals to act responsibly and that simply has not happened. Zoning regulations establishing maximum house size and increasing setbacks must be put in place to protect the natural and rural character of the island. Reasonable individuals can not find fault with this Bylaw if they take the time to study it in detail. The outcry seems to come from those who typically object in principle to any attempt to regulate the use of privately owned land. When the Gulf Islands Trust was established in 1973, already 75% of the total area had been developed as private property. The trust was created, in part, to preserve and protect the remaining 25%. There are those on the islands who have worked tirelessly to become informed and educated in all that is involved in preserving these lands, and we have been fortunate to have some of those individuals living on the Penders, still holding fast and lending their wisdom to those making informed decisions. We doubt anyone will say the Trust is a perfect combination of governing bodies, but it's what we have to work with, a "line in the sand" if you will. Let's do what we can to hold on to the character of that remaining 25% by locally supporting bills such as Bylaw 122.

Sincerely,

Jim and Jenny Cromarty